



WHITESTOWN PLAN COMMISSION

Monday, November 13, 2017

6:30PM

Whitestown Municipal Complex– Public Hall

6210 Veterans Drive

Whitestown, Indiana

AGENDA

1. OPENING THE MEETING

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

2. APPROVAL OF THE AGENDA

- a. 10/9/2017 [Meeting Minutes](#)

3. PUBLIC REQUEST TO SPEAK (Topics NOT related to an Agenda item)

Please limit comments to 3-5 minutes to allow others time to address the Commission.

4. PRESENTATIONS

5. UNFINISHED BUSINESS

6. NEW BUSINESS (public hearing)

- a. **Docket PC17-043-PP Beazer Homes Golf Club of Indiana Primary Plat-** The petitioner is requesting approval of a Primary Plat to be known as Golf Club of Indiana. The subject property contains 155.04 acres and is located within existing Golf Club of Indiana along Whitestown Parkway. The property is zoned PUD. The development is proposing 600 lots along the golf course consisting single-family homes and villas. The

petitioner is Beazer Homes, the property owner is BHI Retirement Communities. Petitioner is seeking a waiver from the Residential Subdivision Design Requirements allowing model home to be constructed below required the square footage requirements. [Staff Report](#)

- b. **Docket PC17-044-CP Whitestown Business Park Building 3 Concept Plan-** The petitioner is requesting approval of a Concept Plan to be known as Whitestown Business Park, Building 3. The subject property is currently zoned I-1 Light Industrial and is approximately 51.41 acres. This property is located on the west side of SR 267, north of Perry Blvd. The petitioner is Exeter Property Group and the project engineer is Innovative Engineering. [Staff Report](#).
- c. **Docket PC17-045-DP Whitestown Business Park Building 3 Development Plan -** The petitioner is requesting approval of a Development Plan to be known as Whitestown Business Park, Building 1. The subject property is currently zoned I-1 Light Industrial and is approximately 158 acres. This property is located on the west side of SR 267, across from Perry Industrial Park. The petitioner is Exeter Property Group and the project engineer is Innovative Engineering. [Staff Report](#)
- d. **Docket PC17-046-ZA Zoning Amendment – CalAtlantic Homes -** The petitioner is requesting approval of a Zoning Amendment from AG- Agriculture to R3-Medium-density Single-family and Two-family Residential (1.75-3 homes/acre). The subject property contains 125 acres and is located at the northwest corner of S Main St and 500 S, south of Walker Farms and west of Harvest Park. The property is currently zoned AG- Agricultural and the Comprehensive Plan classifies the future land use as Open Space Recreational. The petitioner is CalAtlantic and the owner is Stokely Trust and Maxson Farms LLC. [Staff Report](#)

7. OTHER BUSINESS

- a. Approval of 2018 Calendar of WPC Meeting Dates. [Calendar](#)

8. ANNOUNCEMENTS

9. ADJOURNMENT

**** Click on the [BLUE LINKS](#) to view the document associated with the agenda item**

The next regular meeting is scheduled for **Monday, December 11, 2017** at 6:30 PM. NOTICE: This agenda is sent as a courtesy to the public and while steps are taken to ensure that all items to come before the Commission are listed; Changes can be made to the agenda after it is e-mailed to the public.

Please call Brittany Garriott, ADA Compliance Officer, at (317) 732-4535 48 hours in advance, if accommodations for individuals with disabilities are needed in order that advance arrangements can be made pursuant to the Americans with Disabilities Act of 1990. Reasonable accommodations will gladly be provided.